

RESOLUTION NO. 20-036

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORGAN HILL GRANTING AN 80 PERCENT DENSITY BONUS AND FOUR CONCESSIONS FOR MONTEREY – MORGAN HILL SENIOR APARTMENTS FOR AN 82-UNIT AFFORDABLE HOUSING DEVELOPMENT TO BE LOCATED AT THE SOUTHEAST CORNER OF SAN PEDRO AVENUE AND MONTEREY ROAD (APN: 817-02-025).

WHEREAS, Morgan Hill Senior Housing, LP has requested an 80 percent density bonus and four concessions for the senior housing development including a parking reduction, increase in floor area ratio, reduction in private open space and increase in building height.

WHEREAS, the Project is an affordable housing development project that includes 100 percent affordable rental units for lower income houses (excluding managers unit) of up to 80 percent AMI.

WHEREAS, pursuant to Government Code Section 65915(f)(3)(D)(i), the Project is entitled to a density bonus of 80 percent of the number of units for lower income households.

WHEREAS, pursuant to Government Code Section 65915(d)(2)(D), the Project is allowed up to four concessions.

WHEREAS, none of the findings for denial of the concessions required by Government Code Section 65915(d)(1) are supported by substantial evidence.

WHEREAS, the Morgan Hill Senior Apartment project to be located at the southeast corner of San Pedro Avenue and Monterey Road and identified by Assessor's Parcel Number 817-02-025 will provide a public benefit of a 100 percent affordable housing for seniors and will be deed restricted for 55 years, or the density bonus and four concessions granted for a parking reduction, increase in floor area ratio, reduction in private open space and increase in building height will become null and void.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF MORGAN HILL DOES HEREBY FIND, DETERMINE, RESOLVE AND ORDER AS FOLLOWS:

Section 1. The City Council does hereby find that the foregoing recitals are true and correct.

Section 2. The Project is consistent with the Zoning Ordinance and General Plan.

Section 3. The City Council of the City of Morgan Hill hereby grants the density bonus and the four concessions for the Morgan Hill Senior Apartment project.

Section 4. This resolution shall take effect immediately upon adoption.

City of Morgan Hill
Resolution No. 20-036
Page 2 of 2

PASSED, APPROVED AND ADOPTED by the City Council of the City of Morgan Hill
at a regular meeting held on the 17th day of June 2020 by the following vote:

AYES:	COUNCIL MEMBERS:	Yvonne Martinez Beltran, Rene Spring, John McKay, Larry Carr, Rich Constantine
NOES:	COUNCIL MEMBERS:	None
ABSTAIN:	COUNCIL MEMBERS:	None
ABSENT:	COUNCIL MEMBERS:	None

APPROVED:

DocuSigned by:
Rich Constantine
RICH CONSTANTINE, Mayor

ATTEST:

DocuSigned by:
Michelle Bigelow
IRMA TORREZ, City Clerk

∞ CERTIFICATION ∞

I, Irma Torrez, City Clerk of the City of Morgan Hill, California, do hereby certify
that the foregoing is a true and correct copy of Resolution No. 20-036, adopted by the City Council
at a regular meeting held on June 17, 2020.

WITNESS MY HAND AND THE SEAL OF THE CITY OF MORGAN HILL.

DATE: 6/24/2020

DocuSigned by:
Michelle Bigelow
IRMA TORREZ, City Clerk